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ANNUAL REPORT

1971-72

PLANNING COMMISSION

COUNTY OF DEL NORTE

CALIFORNIA

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1971-72

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STAFF

William L. Hess, Director of Public Works
Cliff Niesen, Assistant
Mary L. Smith, Recording Secretary
Reta Smith, Corresponding Secretary
William W. Speer, County Counsel

OFFICE

Room 23, Courthouse, 450 "H" Street, Crescent City
Phone: 464-4133

MEETINGS

Regular meetings are held at 8:00 o'clock P.M. on the first and third Wednesday evening of each month in Room A, Courthouse, Crescent City, California.

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G E N E R A L

During the year 1971-72, both the State Highway projects were completed. The freeway north of town was opened and the reconstruction on North Bank Road was completed. The Klamath Glen Dike was completed early in the year and operated well during the winter season. The winter season was rough, as usual, and damaged several roads, principally South Fork Road and State Route 169. Both roads were closed by slides and slipouts for a time.

The National Park headquarters building in the City of Crescent City was let to bid at the end of the year and the new Cultural Center for the County was begun on the Crescent City beachfront near the municipal swimming pool.

Harbor development has moved ahead with more boats making use of the harbor facilities and new moorings. A need for additional breakwater facilities has been met with the issuance of a contract to construct a new breakwater in the inner harbor.

M E E T I N G S

During the past year, the Planning Commission met twice each month and held 22 regular meetings, two meetings were cancelled. One special meeting was held to discuss proposed changes in minimum lot sizes.

Several meetings regarding development of paper subdivisions were attended by the Commissioners appointed to the paper subdivision committee.

O R G A N I Z A T I O N & B U D G E T

The various functions of planning which have been assigned to the Department of Public Works have been handled in the Department by the engineering personnel. Investigations of trailer use permits, lot splits, quarry operations and other land use and zoning investigations have been conducted as well as ordinance writing and the preparation of base maps for planning studies.

The budget has been rearranged to provide for reimbursement to the Engineer's budget in lieu of salaries for permanent employees. Since all work is contracted by the Engineer's Office, there are no paid personnel in the planning department. Secretarial work is handled by the secretaries of two other departments who are reimbursed from the special service fund.

Z O N I N G

The major rezoning which was undertaken during the year was that portion of Terwer Valley which was protected by the Klamath Glen Levee. The area was rezoned from unclassified to C-1 (commercial), R-2 (residential, A (agricultural), and a small area of FR (Forest-Recreation).

A public hearing was conducted in the County building in Klamath and the rezoning was recommended to the Board of Supervisors on October 20.

Two other rezonings were started during the year one of which was on the coastline just south of the Oregon border presently unclassified; the other area is northeast of the City of Crescent City. Each of these areas are in danger of being overpopulated and fractured into too high a density for the facilities available. These areas are being studies for land use and rezoning at the present time.

L O T S P L I T S

A N D

S U B D I V I S I O N S

Thirty-nine parcel maps created by lot splits and minor subdivision of land have been recorded during the year 1971-72. Approvals for these lot splits are obtained through the submission of lot split sketches to the Department of Public Works and are approved by the Planning Commission on recommendation from the Director of Public Works.

There were no applications for subdivisions in the County during the year.

Relative to lot splits and subdivisions, a committee was appointed to discuss improvements for older subdivisions which were sold out without benefit of streets and utilities. This committee has held several meetings during the year in an effort to establish guide lines and policies for the orderly development of "paper subdivisions".

A study was also made during the year on the necessity of increasing minimum lot sizes for parcels of land not served by water and sewer systems.

At the end of the year neither of these studies were completed.

TRAILERS

Use permits for 95 trailers were issued during the year. Processing of trailer use permits was assigned to the Department of Public Works because of the large number of trailer applications. Since trailers are permitted on private parcels of land as well as in trailer parks, many residents are installing trailers on their property rather than building residences. Several factory built homes are also being installed. Trailers are not permitted in single family residence zones (R-1), but factory built houses are permitted.

Three trailer park applications were approved. A twenty-three space residential trailer park was approved in the Hiouchi area. A fifty unit travel trailer park was approved for Smith River. A 20 unit park for travel trailers was approved on a seasonal basis for Terwer Valley.

ROCK QUARRY OPERATIONS

Because of the heavy construction of the State Highway projects and the bank protection project along the Klamath River, nine applications for rock quarry and rock crushing operations were processed. Of these, two were withdrawn and seven were issued.

Four of the sites approved were located at rock outcroppings and were located away from any of the major highways or County roads. The County in approaching quarry sites is attempting to prevent the taking of rock where defacing of the hillside is open to view. Rock quarries which are in operation are not generally visible from traveled ways.

Three of the operations were approved for taking river run rock. Two are on the Smith River below Doctor Fine Bridge and one is on the Klamath River.

U S E P E R M I T S

In addition to the trailer use permits, nineteen use permits for various uses were issued, seven of which were for gravel operations. The use permits were issued in the following categories:

Home Occupation	3
Ambulance Service	1
Signs	1
Residential Construction	2
Trailer Parks	3
Rock Quarries	7
Telephone Station	1
Wrecking Yard	1

S E W A G E S T U D I E S

In an effort to solve some of our problems regarding waste water and sewage disposal, the County engaged the services of Winzler & Kelly of Eureka, to conduct a sewage study in the more populated areas of the County.

Areas affected consist of Crescent City, Fort Dick, Smith River, Hiouchi, Gasquet and Klamath-Requa districts. Projected population totals on which to base the study were taken at 23,000 for the year 1990. This is based on population projections of the New General Plan.

Maps showing the areas to be served by sewer systems have been approved and the study is continuing at this time.

B A S E M A P S

A set of planning base maps is in preparation for the 200 large scale chronoflex aerial photos now on file. An additional 250 photos have been budgeted for the next year which will cover all the planning areas of the County.

A long range program has been approved to prepare base maps showing the relation of property lines to the aerial photos for all the aerials on hand. This mapping process is now under way and will eventually provide base maps for some 450 square miles of the County.

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TRANSPORTATION

Highway improvements in Del Norte County consist of the completion of the new freeway north of town, a four mile strip of divided highway with grade separation which eliminates the bottleneck of the old two lane highway with a multitude of driveways. A three mile section of North Bank Road, Highway 197, was rerouted to eliminate hazardous conditions along the old route. This stretch was completed in the spring of the year and relieves congestion from Hiouchi bridge to the Golf Course.

A Scenic Corridor was proposed by the State Division of Highways from the Hiouchi bridge to the Oregon state line along Highway 199. This will be implemented as soon as our Zoning Ordinance incorporates a section of Scenic Corridor Zoning. This ordinance is scheduled for revision early in the next fiscal year.

PLANS FOR 1972-73

1. Prepare base maps.
2. Prepare land use and zoning maps as needed.
3. Revise Subdivision Ordinance.
4. Revise Lot Split Ordinance.
5. Prepare flood plain zoning for Lake Earl.
6. Prepare zoning for unclassified areas along Smith River.
7. Prepare zoning for mining of river gravel.
8. Continue cooperation with other City, County and State agencies regarding planning.

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